

18.44.030 Conditional uses.

A. Industrial uses shall be conditional uses in a C2 zone. Industrial uses are considered to be high impact uses. As such, particular care shall be given to the possible impacts these uses can create and the effects of these impacts on adjacent uses. In addition to the standards established in Chapters [18.48](#) through [18.64](#) AMC and for any individual use, the following standards shall also apply:

1. Industrial uses shall have limited or phased social and fiscal impacts on the community. Adequate public facilities (sewer, water, fire protection, schools, streets) shall be available to serve the industry prior to construction, or assurance shall be given the city in the form of a performance bond that public facilities will be installed concurrently at the developer's expense.
2. Industrial uses shall meet all applicable standards pertaining to buffers, screens, lot coverage and open area. The planning commission may require additional buffer area where it appears that existing adjacent uses warrant protection.
3. Special attention shall be given to the emission standards pertaining to noise, smoke, odor or glare.
4. All industrial uses shall be located on an arterial street.

B. The following industrial uses require a conditional use permit from the planning commission as provided in Chapter [18.72](#) AMC and a conditional use permit:

1. Assembly of small equipment;
2. Contractor's office, shops and storage yards; provided, that in cases where equipment and supplies are stored in the open such equipment or supplies shall be screened from adjacent lots by buffers or screens which reduce the visual and auditory impact of these equipment or supplies;
3. Freight warehouse terminals;
4. Blacksmith, welding and storage yards;
5. Agricultural processing, packaging, storage and distribution;
6. Cabinet, carpenter's shop, furniture manufacturing and repair;
7. Laboratories. (Ord. 84-335 § 8.03, 1984)